



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, FEBRUARY 10, 2004

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR JOSEPH H. MUELLER
VICE-CHAIR CHARLES D. WESTON
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE

WORKSHOP - 6:00 P.M.

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

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WORKSHOP - 6:00 P.M.

- 1) Evaluation of Residential Development Control System projects in the Fiscal Year 2003-04 Small and Micro Project Competitions.

Recommendation: Discuss global scoring issues and procedures for conducting the public hearings.

7:00 p.m. - REGULAR MEETING

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: January 27, 2004

OLD BUSINESS:

1. **SUBDIVISION AMENDMENT, SDA-93-04: SAN PEDRO-BETPOLICE/INSTALLATION OF SOUND WALL FOR THE VILLAS SUBDIVISION:** A request to amend the condition of the subdivision map approval for a 41-unit single family residential development; the "Villas Subdivision" located on San Pablo Ct., San Benito Pl., San Gabriel Ave. and San Gabriel Ct., to allow an alternative design and placement of a sound wall fence within the existing development. (APN 817-30-034 through 079)

Recommendation: Open Public Hearing/Continue to February 24 meeting.

LEGALLY NOTICED PUBLIC HEARINGS

NEW BUSINESS:

APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:

2. **MICRO MEASURE P, MMP-03-06: DEWITT-LATALA:** A request for Residential Development Control System (Measure P) building allocations for Fiscal Year 2005-2006. The project will consist of four single family detached dwellings plus one replacement dwelling on a 1.45 acre parcel on the west side of DeWitt Avenue, south of West Dunne Avenue. (APN 773-08-012)
3. **MICRO MEASURE P, MMP-03-08: DEL MONTE-GIOVANNI:** A request for Residential Development Control System (Measure P) building allocations for Fiscal Year 2005-2006. The project is a six unit single family residential project on a 1.07 acre parcel on the east side of the northerly extension of Del Monte Avenue, north of Christine Lynn Drive. (APN 764-12-025)
4. **MICRO MEASURE P, MMP-03-09: W. MAIN-VIERRA:** A request for Residential Development Control System (Measure P) building allocations for Fiscal Year 2005-2006. The project is a five unit single family residential development, plus one existing dwelling unit, on a 4.54 acre parcel located on a westerly extension of Via Grande and southerly extension of John Telfer Drive, south of West Main Avenue. (APN 773-06-009)
5. **MEASURE P, MP-03-03: WATSONVILLE-FAHMY:** A request for Residential Development Control System (Measure P) building allocations for Fiscal Year 2005-2006. The project is a proposed 11 unit single-family residential development on a 3.2 acre parcel located on the south side of Watsonville Road, opposite La Alameda Drive. (APN 779-03-137)
6. **MEASURE P, MP-03-04: COCHRANE-BORELLO:** A request for Residential Development Control System (Measure P) building allocations for Fiscal Year 2005-2006. This project is a 15 lot single family residential development on 13.78 acres on the easterly side of St. Marks Drive, south of Cochrane Road. (APN 728-34-007)
7. **MEASURE P, MP-03-05: HILL-GERA:** A request for Measure P building allocations for Fiscal Year 2005-06. The project consists of 9 single family dwelling units on 8.32 acres on the west side of Hill Road between Pear Drive and Jean Court. (APN 728-08-014 and 015)

Recommendation: Close public hearing following receipt of public testimony for each application and direct City Staff on those categories in each project evaluation that should be given further review.

OTHER BUSINESS:

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8. PROCESS FOR AWARDING SUPPLEMENTAL FISCAL YEAR 2004-05 AND 2005-06 MEASURE "P" ALLOTMENTS:

Recommendation: Discussion and approve procedures for supplemental distribution.

9. COUNTY REFERRAL, CR-04-03: DIANA-KUBO: The Planning Office of the County of Santa Clara is requesting the City of Morgan Hill to review and provide comments on a use permit an architectural and site approval (ASA) application for an existing mushroom farm located in the unincorporated county.

Recommendation: Staff recommends that the Commission request County to deem the application to be incomplete for processing.

TENTATIVE UPCOMING AGENDA ITEM FOR THE FEBRUARY 24, 2004 MEETING:

- **ZA-03-08: Barrett-Ditri**
- **SD-03-04: Barrett-Ditri**
- **DA-03-04: Barrett-Ditri**
- **SD-03-16: E. Central-Warmington Homes/South**
- **ZA-03-20: E. Central-Warmington Homes/South**
- **Approval of final small projects and micro projects Measure P Scores**
- **Award and distribution of building allocations according to housing types**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

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If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.